

8248-XSPH PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a request to amend existing special exceptions (67-241RX and 72-123R) relative to an existing car wash/service station to revise law, etc. of operation and to include additional area for a proposed car wash.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
Ernest C. Trimble, Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: 825-5512

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of August, 1981, at 10:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

S.C.O.-No. 1

(over)

8248-XSPH PETITION FOR SPECIAL EXCEPTION 7224

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a car wash.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
Ernest C. Trimble, Esquire
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of August, 1981, at 10:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

S.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
N corner of Liberty Rd. and :
Kershaw Rd., 2nd District :
REUBEN RICE, et ux, Petitioners : Case No. 82-48-XSPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature] Peter Max Zimmerman
Deputy People's Counsel
[Signature] John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1981, a copy of the foregoing Order was mailed to Ernest C. Trimble, Esquire, 305 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Ernest C. Trimble, Esquire
305 W. Pennsylvania Ave.
Towson, Md. 21204

8248-XSPH
530 East Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of June, 1981.

Petitioner: Reuben Rice, et ux
Petitioner's Attorney: Ernest C. Trimble, Esq.
Reviewed by: William E. Hammond
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 18, 1981

Ernest C. Trimble, Esquire
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 224,
Petitioner - Reuben Rice, et ux
Special Exception & Special Hearing

Dear Mr. Trimble:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This panhandle-shaped property is located at the intersection of Liberty and Kershaw Roads in the 2nd Election District. It is presently zoned B.R. in its majority with the remainder zoned D.R.5.5 and is improved with a combination car wash/gas station, which are existing as a result of Case #67-241-RX and 72-123-R.

Because of your clients' proposal to construct another car wash building on the northerly end of this site, and, thereby alter the original site plan approval under Case #67-241-RX, this combination hearing is required. Particular attention should be afforded to the comments of the Office of Current Planning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari,
Chairman
Zoning Plans Advisory Committee

NBC:bso

Enclosures

cc: Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: August 5, 1981
Norman E. Gerber, Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Petition No. 82-48-XSPH Item 224

Petition for Special Exception and Special Hearing
North corner of Liberty Road and Kershaw Rd.
Petitioner- Reuben Rice, et ux

If granted, it is requested that the order be conditioned to require the submittal of a detailed landscaping plan to the Division of Current Planning and Development for their approval.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:b



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 7, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #224 (1980-1981)
Property Owner: Reuben Rice
S/E corner Kershaw Rd. & Liberty Rd.
Acres: 2.13 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied for this property (comprising lots 182 thru 193 and including Kershaw and Lagathia Roads shown on the "Revised Plat Lagathia" and "Lagathia" recorded W.P.C. 7, Folio 158 and L.M.C.M. 10, Folio 82, respectively) in connection with Item 31 (1971-1972) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 224 (1980-1981).

Very truly yours,

[Signature]
Robert E. Wolcott, Chief
Bureau of Public Services

RAM:EAM:FWR:ls

cc: Jack Wimbley

P-SE Key Sheet
21 & 22 NW 27 & 28 Pos. Sheets
NW 56 Topo
77 Tax Map

Attachment

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that, to amend the site plan filed in Case No. 72-123-R, which succeeded Case No. 67-241-RX, to revise the layout of the existing automatic car wash/service station and to include additional area designated for a self-service car wash would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 8th day of September, 1981, that to amend the site plan filed in Case No. 72-123-R to revise the layout of the existing automatic car wash/service station and to include additional area designated for a self-service car wash should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Jan M. N. Spring
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 8th day of September, 1981, that the herein Petition for Special Exception for a self-service car wash, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., dated March 27, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening requirements for approval by the Current Planning and Development Division.

Jan M. N. Spring
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
Date: August 17, 1971
Item 31 (1971-1972)
SUBJECT: Property Owner: Maurice Sander, et al
2501 5/2 of Blomiller Rd.
District: 2nd
Present Zoning: B.R.
Proposed Zoning: Re-district from C.G.C. to C.S.A.
No. Acres: 1.9175

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

REMARKS:

Liberty Road (M. 25) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Highway Administration requirements.

It shall be the responsibility of the Petitioner's engineer to clarify all rights-of-ways within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Petitioner shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

SEDIMENT CONTROL:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

STORM RAIN:

Provisions for accommodating storm water or drainage have not been fully indicated on the submitted plan. Additional storm drain construction will be required in connection with proposed development of this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of

Maurice Sander - Item 31
Page 2
August 17, 1971

STORM RAIN: (continued)

any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Liberty Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration.

WATER AND SANITARY SEWER:

Public water supply and sanitary sewerage are available and serving this property. Additional fire hydrant protection appears to be required.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

EDWARD F. R. R. R.

"P.S.R. Key Sheet
22 N.W. 28 Position Sheet
N.W. 30 Topo
77 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
Date: June 15, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #204 - Michael B. and Mary Lynn Phillips
- Item #205 - Randall M. Hall
- Item #206 - John & Margaret Janson
- Item #211 - Orville I. & Norma E. Wilson
- Item #214 - John E. & Alice M. Parks
- Item #215 - Fairgrounds Business Center Company
- Item #216 - James W. & Barbara H. Houck, Jr.
- Item #220 - Richard P. & Sally A. Rakowski
- Item #221 - Armond J. & Helen M. Gold
- Item #223 - Nottingham Village, Inc.
- Item #224 - Reuben & Sara Rice
- Item #225 - Peggy W. Downes
- Item #228 - Geoffrey G. Auffarth, et al
- Item #229 - Maxine R. Hopkins
- Item #235 - Robert V. & Bessie M. Selby
- Item #237 - Evelyn G. Snedegar
- Item #238 - Earl S. & Charlene B. Oxley

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

17F/fth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Reuben & Sara Rice
Location: SE/Cor. Kershaw Road & Liberty Road
Item No.: 224 Zoning Agenda: June 2, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke* 7-15-81
Planning Group
Special Inspection Division
Approved: *George M. McGehee*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI, JR.
DIRECTOR

June 5, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 224, Zoning Advisory Committee Meeting, June 2, 1981 are as follows:

Property Owner: Reuben and Sara Rice
Location: SE corner Kershaw Road and Liberty Road
Existing Zoning: B.R. 5.5.
Proposed Zoning: B.R. 5.5.
Special Hearing to amend existing Special Exceptions (67-241 RX & 72-123R) relative to an existing car wash/service station to rev. a layout of operation and to include additional area for a proposed car wash. Special Exception for a car wash.
Acres: 2.13
District: 2nd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- X L. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wall frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- I. Comments -

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #224, Zoning Advisory Committee Meeting, June 2, 1981, are as follows:

Property Owner: Reuben and Sara Rice
Location: SE/Cor. Kershaw Road and Liberty Road
Acres: 2.13
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property is in the Gwynns Falls Sewer Deficient Area.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 27, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 2, 1981

RE: Item No: 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

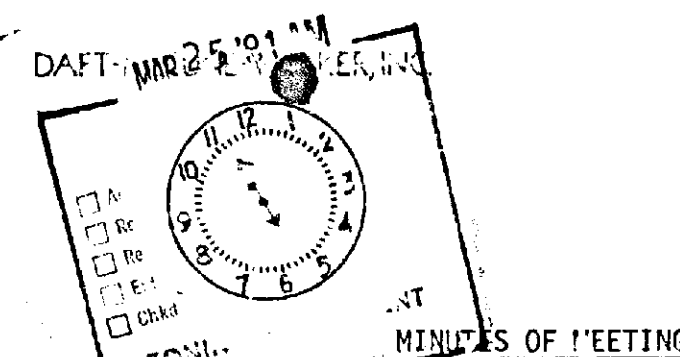
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



DAFT-MC CUNE WALKER, INC.
TOWSON, MARYLAND 21204
Telephone: 410-256-3333
Land Planning Consultants
Landscape Architects
Engineers

IN ATTENDANCE: Mr. William E. Hammond, Zoning Supervisor
Mr. Nick Petrovich, Zoning Office
Ernie Trimble, Attorney, Whiteford, Taylor, Preston, Trimble
& Johnston
Jim Alsop, Daft-McCune-Walker, Inc.

RE: Whiz Fast Car Wash
Liberty Road

DATE: March 23, 1981

Meeting Started at 2:30 p.m.--After much discussion on the matter the following was concluded:

- Item 1: The original Special Exception description included the Parcel of the proposed car wash. However, on the Building Permit Plan for the existing car wash this area was not shown and by way of that, the right granted by the original Special Exception to use as a car wash was lost. Thusly, the Petition will need a new Special Exception for the parcel where the proposed car wash will go. This description shall include just that parcel where the new car wash goes, Saving and Excepting that part that is in the DR-5.5 Zone.
- Item 2: The Petitioner (Rice Car Wash) shall also apply for a Special Hearing to amend original Special Exception. A description shall be submitted matching the original Special Exception description. This is required to allow stack up into the area where the original Special Exception is.
- Item 3: The Petitioner's Site Plan shall revise the stacking shown on the Plat approved for the gas pumps. The concept of allowing a free lane through on the South was generally approved. Also, this will eliminate encroachment onto Merkle's property.
- Item 4: It should also be noted there appears to be two errors on the zoning maps. One is the special districting for the gas pumps is not shown. The second error is that the BR/DR 5.5 line is not on the West property line as it was previously. It now runs in a direct line and does not follow the property.
- Item 5: The Site Plan shall be used for both the Special Hearing and the Special Exception. Daft-McCune-Walker, Inc. will add a 1" = 100' Scale Drawing showing which parcel is the Special Exception and which parcel is the Special Hearing.

Meeting adjourned at 4:00 p.m.
Copies to all present and to: Howard Garrett, Reuben Rice, Brooke Miller

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 26, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments regarding items number 218, 219, 220, 221, 222, 223, 224, 225, 227, and 228.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 8, 1981

Ernest C. Trimble, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and
Special Hearing
N/corner of Liberty Rd. & Kershaw
Rd. - 2nd Election District
Reuben Rice, et ux - Petitioners
NO. 82-48-XSPH (Item No. 224)

Dear Mr. Trimble:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

2nd DISTRICT

ZONING: Petition for Special Exception and Special Hearing
LOCATION: North corner of Liberty Rd. & Kershaw Rd.
DATE & TIME: Tuesday, August 25, 1981 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a car wash; and Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a request to amend existing special exceptions (67-241RX and 72-123R) relative to an existing car wash/service station to revise layout of operation and to include additional area for a proposed car wash.

All that parcel of land in the Second District of Baltimore County.

Being the property of Reuben Rice, et ux, as shown on plat plan filed with the Zoning Department
Hearing Date: Tuesday, August 25, 1981 at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Ernest C. Trimble, Esquire
305 W. Pennsylvania Avenue
Towson, MD 21204

July 30, 1981

NOTICE OF HEARING

RE: Petition for Special Exception & Special Hearing
North corner of Liberty Rd. & Kershaw Rd.
Reuben Rice, et ux - Petitioners
Item #224 Case #82-48-XSPH

TIME: 10:45 A.M.

DATE: Tuesday, August 25, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 24, 1981

Ernest C. Trimble, Esquire
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception & Special Hearing
North corner of Liberty Road & Kershaw Road
Reuben Rice - Petitioner
Case #82-48-XSPH

Dear Mr. Trimble:

This is to advise you that \$200.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

DESCRIPTION FOR SPECIAL HEARING 2.13 ACRE PARCEL, NORTHEAST OF LIBERTY ROAD AND SOUTHEAST OF KERSHAW ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the intersection of the Southeast side of Kershaw Road 30 feet wide, and the Northeast side of Liberty Road as shown on the Revised Plat No. 2 Lagathia as recorded among the Land Records of Baltimore County in Plat Book L. Mc L. M. 10 page 82, running thence and binding on the Southeast side of Kershaw Road, as now surveyed

1. North 24 degrees 36 minutes 55 seconds East, 300.00 feet, thence leaving the Southeast side of Kershaw Road and binding on the Northeast lot lines of lots 21 and 22 of said plat,
2. South 65 degrees 23 minutes 05 seconds East, 264 feet, more or less, to the Northwest side of Euhler Road, thence binding on the Northwest side of Euhler Road,
3. North 17 degrees 58 minutes 25 seconds East, 383.79 feet, to an iron pipe found on the Northeast outline of said plat, thence leaving Euhler Road and binding on the Northeast outline of said plat,
4. North 46 degrees 43 minutes 50 seconds West, 130.26 feet, to an iron pipe found, at the Northeast corner of lot 108 of said plat, thence binding on the division line between lots 106 thru 108 and lots 182 thru 186 of said plat the two following courses and distances,

LEGAL NOTICE

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

2nd DISTRICT
ZONING:
Petition for Special Exception and Special Hearing
LOCATION:
North Corner of Liberty Rd. & Kershaw Rd.
DATE & TIME:
Tuesday, August 25, 1981 at 10:45 A.M.
PUBLIC HEARING:
Room 106, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland
The Zoning Commissioner of Baltimore County, by
authority of the Zoning Act and Regulations of
Baltimore County, will hold a public hearing:

Petition for Special Exception
for a car wash; and Special
Hearing under Section 500.7 of
the Baltimore County Zoning
Regulations, to determine
whether or not the zoning Com-
missioner and/or Deputy Zoning
Commissioner should approve a
request to amend existing
special exceptions (67-241RX
and 72-123RX) relative to an ex-
isting car wash/service station
to revise layout of operation and
to include additional area for a
proposed car wash.

All that parcel of land in the Second District of
Baltimore Co. . .

DESCRIPTION FOR A SPECIAL EXCEPTION 0.97
ACRE PARCEL, NORTHEAST OF LIBERTY ROAD
AND NORTHWEST OF EHLER ROAD, SECOND
ELECTION DISTRICT, BALTIMORE, CO., MD.

BEGINNING for the same at a point which is
North 24 degrees 36 minutes 55 seconds East,
300.00 feet, more or less, thence North 43
degrees 56 minutes 15 seconds East, 188.13
feet from the intersection of the Northwest side of
Kershaw Road 30 feet wide, and the Northeast
side of Liberty Road as shown on the Revised Plat
No. 2 Lagathia as recorded among the Land
Records of Baltimore County in Plat Book L, Mc L,
10 page 82, said point of beginning being at the
beginning of the fifth or South 65 degrees 23
minutes 05 seconds East, 220.78 foot line of a
deed dated October 1, 1980, from Max Goodman,
of the State of Florida, and Reuben Rice, of the
State of Maryland, and recorded among the
afore-said Land Records in Liber 5215 at Folio
446, etc., said point being on part of the rear line
of lot 104 which is the Southeast outline of said
plot thence running and binding on said fifth line
and leaving the Southeast outline of said plot, as
now surveyed:

1. South 65 degrees 23 minutes 05
seconds East, 220.78 feet to the North-
west side of Euhler Road, and the
Southeast outline of said plot, thence
binding on the Northwest side of Euhler
Road, and along the sixth line of the
afore-said deed and the Southeast
outline of said plot.
2. North 17 degrees 58 minutes 25
seconds East, 222.71 feet to an iron
pipe found on the Northeast outline of
said plot, then leaving Euhler Road and
binding on the Northeast outline of said
plot and along the first line of the
afore-said deed.
3. North 46 degrees 48 minutes 50
seconds West, 130.26 feet, to an iron
pipe found at the Northeast corner of lot
108 of said plot, thence binding on the
division line between lots 106 thru 108
and lots 182 thru 185 of said plot and the
second and third lines of said deed the
two following courses and distances, to-wit:
4. South 43 degrees 11 minutes 10
seconds West, 150.00 feet to an iron
pipe found, thence:

5. South 46 degrees 48 minutes 50
seconds East, 17.44 feet, to an iron pipe
on the Northwest side of Kershaw Road,
thence binding on the Northwest side of
Kershaw Road, and on the outline of lots
106, 108 and part of lot 104 of said plot
and the fourth line of said deed
6. South 43 degrees 56 minutes 15
seconds West, 121.81 feet to the place
of beginning, Containing 0.9699 of an
acre of land.

SAVING AND EXCEPTING THEREFROM,
however, that part that is in the OR-5.5 zone.

BEING the same property which by deed dated
January 4, 1972, from Henry Kullen, of Baltimore
City, and Max Goodman, of Baltimore City, and
recorded among the Land Records of Baltimore
County in Liber 5243 at Folio 146, etc.

DESCRIPTION FOR SPECIAL HEARING 2.13 ACRE
PARCEL, NORTHEAST OF LIBERTY ROAD AND
SOUTHEAST OF KERSHAW ROAD, SECOND
ELECTION DISTRICT, BALTIMORE COUNTY,
MARYLAND

BEGINNING for the same at the intersection of
the Southeast side of Kershaw Road 30 feet wide
and the Northeast side of Liberty Road as shown
on the Revised Plat No. 2 Lagathia as recorded
among the Land Records of Baltimore County
Plat Book L, Mc L, M, 10 page 82, running there-
and binding on the Southeast side of Kershaw
Road, as now surveyed:

1. North 24 degrees 36 minutes 55
seconds East, 300.00 feet, thence leav-
ing the Southeast side of Kershaw Road
and binding on the Northeast lot lines
lots 21 and 22 of said plot,
2. South 65 degrees 23 minutes 05
seconds East, 264 feet, more or less, to
the Northwest side of Euhler Road,
thence binding on the Northwest side of
Euhler Road,
3. North 17 degrees 58 minutes 25
seconds East, 383.79 feet, to an iron
pipe found on the Northeast outline of
said plot, thence leaving Euhler Road and
binding on the Northeast outline of said
plot.
4. North 46 degrees 48 minutes 50
seconds West, 130.26 feet, to an iron
pipe found, at the Northeast corner of lot
108 of said plot, thence binding on the
division line between lots 106 thru 108
and lots 182 thru 185 of said plot the two
following courses and distances, to-wit:
5. South 43 degrees 11 minutes 10
seconds West, 150.00 feet, to an iron
pipe found, thence:
6. South 46 degrees 48 minutes 50
seconds East, 17.44 feet, to an iron pipe
found on the Northwest side of Kershaw
Road, thence binding on the Northwest
side of Kershaw Road and on the outline
of lots 106, 108, 104, 103, 102 and
part of lot 101 of said plot
7. South 43 degrees 56 minutes 15
seconds West, 289.94 feet to a break in
Kershaw Road as shown on said plot,
thence still binding on a part of the rear
line of lot 101, and continuing the same
course along the Southeast line of lots
142 to 147, and part of the Southeast
line of lot 34 as shown on the Revised
Plat of Lagathia, recorded among said
Land Records in Plat Book WPC 7, page
158, and along the Northwest side of
Kershaw Road.
8. South 24 degrees 36 minutes 55
seconds West, 300.00 feet, more or
less, to the Northeast side of Liberty
Road, thence binding on the Northeast
side of Liberty Road
9. South 65 degrees 23 minutes 05
seconds East, 30.00 feet to the place of
beginning, Containing 2.13 acres of land,
more or less.

CERTIFICATE OF PUBLICATION

A 3063

Pikesville, Md., Aug. 12 19 81

THIS IS TO CERTIFY, that the annexed advertisement
was published in the NORTHWEST STAR, a weekly
newspaper published in Pikesville, Baltimore
County, Maryland before the 25th day of

Aug. 19 81

the first publication appearing on the

5th day of Aug. 19 81

the second publication appearing on the

day of 19

the third publication appearing on the

day of 19

THE NORTHWEST STAR

Phyllis Hedberg
Manager

Cost of Advertisement \$112.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100465

DATE 8/25/81 ACCOUNT 01-662

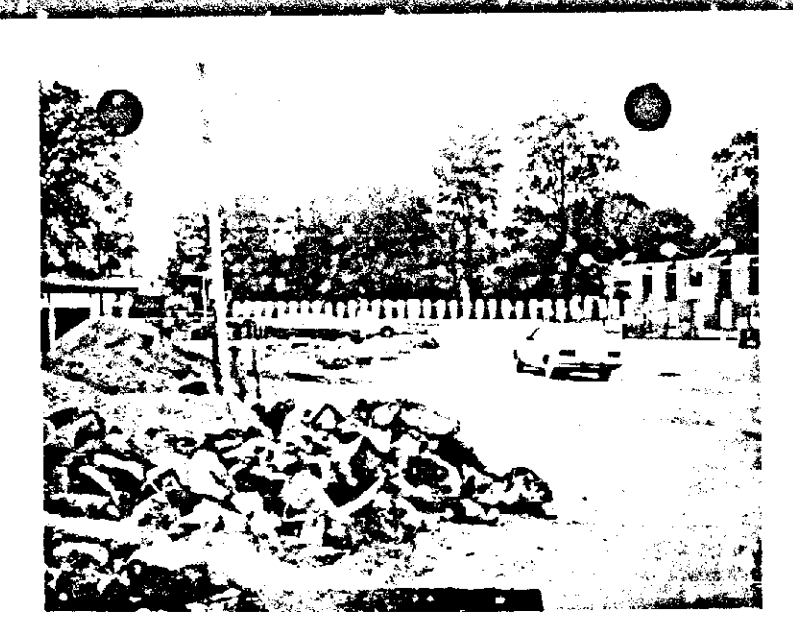
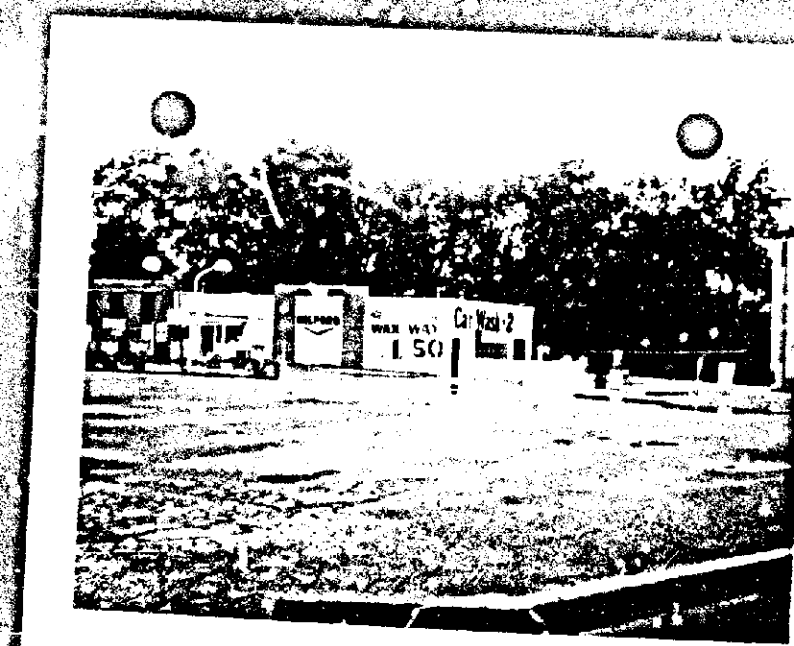
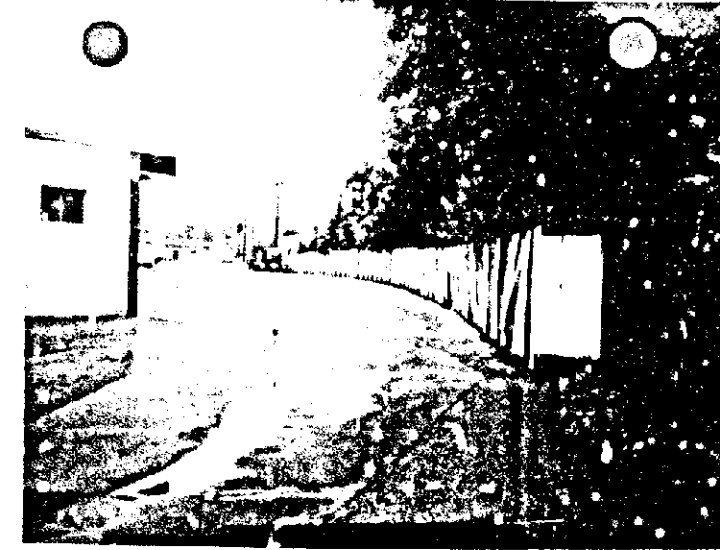
AMOUNT \$200.75

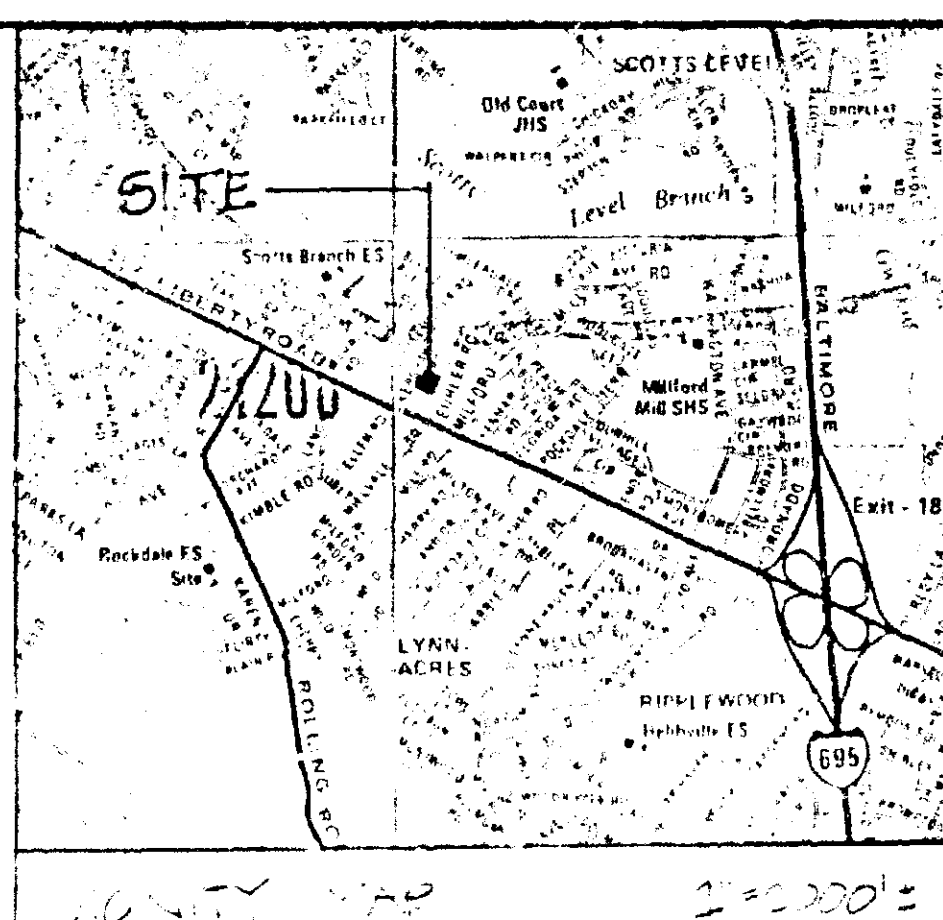
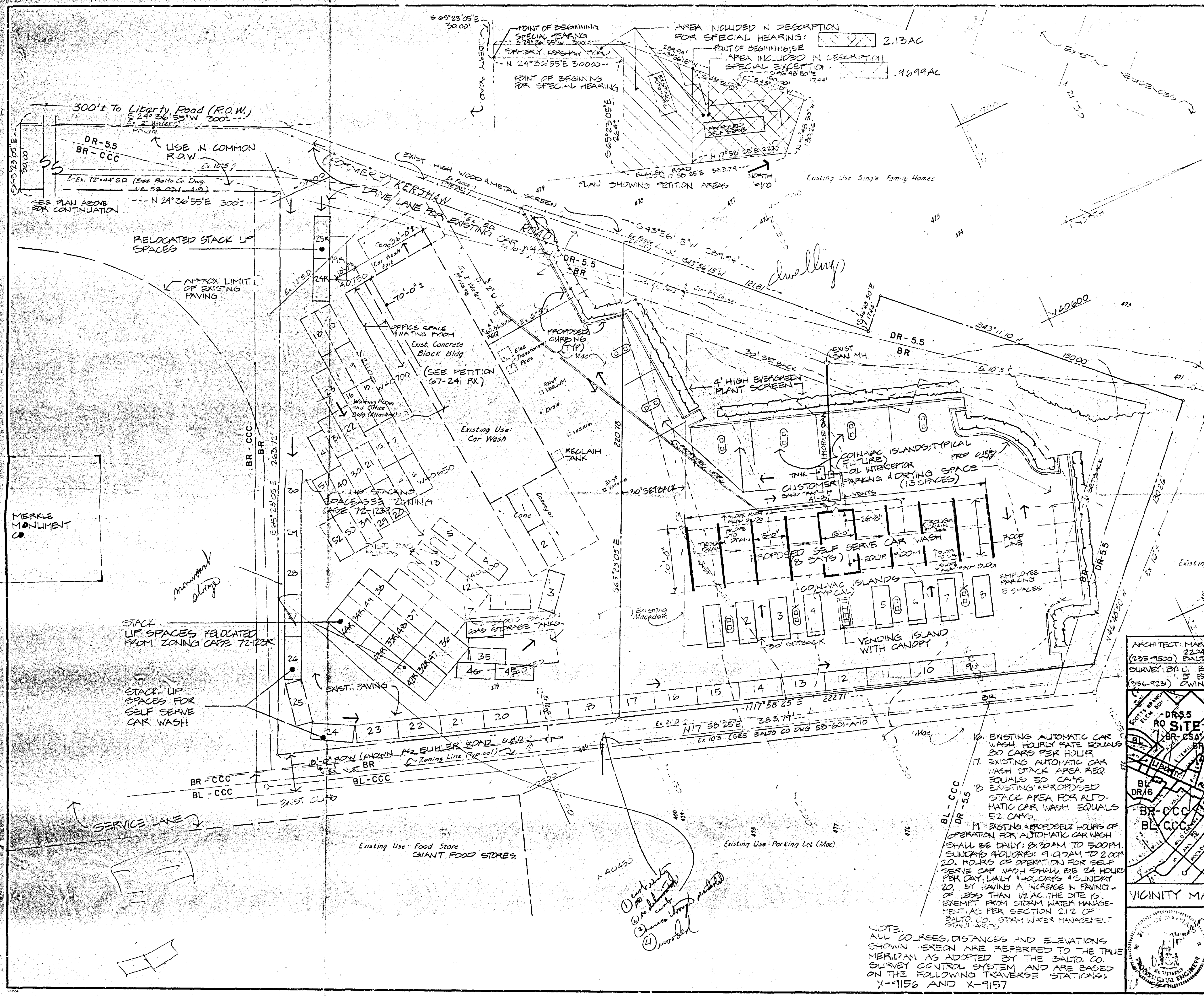
RECEIVED Reuben Rice

FOR: Posting & Advertising of Case #82-48-XSPH

200.75

VALIDATION OR SIGNATURE OF CASHIER





- SITE DATA:**
1. AREA OF TRACT: 2.13 ACRES
 2. EXISTING ZONING: DR 5.5 & BR
 3. EXISTING USE: AUTOMATIC CAR WASH & VACANT LAND
 4. PROPOSED USE: AUTOMATIC CAR WASH & SELF SERVE CAR WASH
 5. GROUND FLOOR AREA:
AUTOMATIC CAR WASH: 670 SQ FT
SELF SERVE CAR WASH: 1070
 6. PARKING REQUIRED: 1 PER 300^{sq} OR 357
 7. PARKING PROVIDED: 5 PARKING SPACES
 8. PARKING AND DRIVE LANES SHALL BE SURFACED WITH BITUMINOUS PAVING
 9. LOCATION OF ZONING LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
 10. SEE PREVIOUS ZONING CASES 67-241-RX AND 72-123-R (ITEM #3)
 11. PROPOSED HOURLY RATE EQUALS 32 CARS (4 CARS/HOUR X 8 HOURS)
 12. REQUIRED STACK AREA EQUALS 20 CARS [(32 ÷ 2) + 10]
 13. PROPOSED STACK AREA EQUALS 30 CARS
 14. INCREASE IN IMPERVIOUS AREA: 20660 SQ FT = .47 AC
 15. LIGHTING SHALL BE PROVIDED FROM WITHIN BAYS FOR PROPOSED CAR WASH

ARCHITECT: MARK BECK & ASSOC.
2224 MARYLAND AVE
(235-9500) BALTO MD 21218

SURVEY BY: C. BROOKS MILLER
15 BYWAY ROAD
(356-923) OWINGS MILLS, MD 21117

DAFT-McCUNE-WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
570 EAST JUPITER BLVD
FARMINGTON, MD 21048
TELEPHONE: 410-296-1311

MILFORD MILL
Whiz Fast Car Wash

PLAT TO ACCOMPANY
PETITION FOR SPECIAL
EXCEPTION AND FOR
SPECIAL HEARING TO
AMEND EXISTING
SPECIAL EXCEPTION
(67-241-RX AND 72-123-R)

2ND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS

VICINITY MAP 1"=1000'

SCALE: 1"=20'

JOB ORDER NO.
5-8055

ISSUE DATE
MARCH 27, 1980

SHEET NO.
OFFICE COPY
1 OF 1
ITEM #224

NOTE:
ALL COURSES, DISTANCES AND ELEVATIONS SHOWN HEREON ARE REFERRED TO THE TRUE MERIDIAN AS ADOPTED BY THE BALTO. CO. SURVEY CONTROL SYSTEM AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: X-9156 AND X-9157